



**CITY OF LAKE WORTH**

**PLANNING AND ZONING COMMISSION AGENDA**

**3805 ADAM GRUBB  
LAKE WORTH, TEXAS 76135  
TUESDAY, AUGUST 15, 2017**

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**REGULAR MEETING: 6:30 PM**

Held in the City Council Chambers

**A. CALL TO ORDER**

**A.1 ROLL CALL**

**A.2 INVOCATION AND PLEDGE OF ALLEGIANCE**

**B. MINUTES**

**B.1 [Approve minutes of the July 18, 2017 Planning & Zoning Commission meeting.](#)**

**C. PUBLIC HEARINGS**

**C.1 [Public Hearing to consider Planning & Zoning Case No. PS17-06, a proposed final plat being all of a .562 acre parcel of land known as Abstract 189, Tract 73, N B Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Westbrook Addition, commonly known as 4539 Hodgkins Road, Lake Worth, Texas.](#)**

**C.2 [Public Hearing to consider Planning & Zoning Case No. PS17-07, a proposed preliminary plat being all of a 0.338 acre parcel of land known as Abstract 189, Tract\(s\) 93 & 100A, N B Breeding Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, Hodgkins Addition, commonly known as 4552 Hodgkins Road, Lake Worth, Texas.](#)**

**C.3 [Public Hearing to consider Planning & Zoning Case No. PS17-08, a proposed final plat being all of a 0.338 acre parcel of land known as Abstract 189, Tract\(s\) 93 & 100A, N B Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Hodgkins Addition, commonly known as 4552 Hodgkins Road, Lake Worth, Texas.](#)**

**D. STAFF REPORT(S) / ANNOUNCEMENT(S)**

**D.1 PLANNING & ZONING ADMINISTRATOR REPORTS:  
1. COMMISSION REAPPLICATION(S)**

**E. EXECUTIVE SESSION**

The Planning and Zoning Commission may enter into closed Executive Session as authorized by Chapter 551, Texas Government Code. Executive Session may be held at the end of the Regular Session or at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the city attorney (551.071) as to the posted subject matter of this Planning and Zoning Commission meeting.

The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

**F. EXECUTIVE SESSION ITEMS – PLANNING & ZONING COMMISSION MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.**

No items for this category.

**G. ADJOURNMENT**

*All items on the agenda are for discussion and/or action.*

Certification

I do hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, 3805 Adam Grubb, City of Lake Worth Texas in compliance with Chapter 551, Texas Government Code on Friday, August 11, 2017 at 4:00 p.m.

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Planning & Zoning Administrator

**This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (817) 237-1211 ext. 105 for further information.**

**Lake Worth Planning and Zoning Commission Meeting – August 15, 2017**

**Agenda Item No. B.1**

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**FROM:** Suzanne Meason, Planning & Zoning Administrator

**ITEM:** Approve minutes of the July 18, 2017 Planning & Zoning meeting.

**SUMMARY:**

The minutes are approved by majority vote of the Commission at the Planning and Zoning Commission meeting.

The Planning and Development office prepares action minutes for each Planning and Zoning Commission meeting. The minutes for the previous meeting are placed on the agenda for review and approval by the Commission. Upon approval of the minutes, an electronic copy will be uploaded to the City's website.

**FISCAL IMPACT:**

N/A

**ATTACHMENTS:**

1. July 18, 2017 Planning and Zoning Commission meeting minutes

**RECOMMENDED MOTION OR ACTION:**

Approve minutes of the July 18, 2017 Planning and Zoning Commission meeting.

**MINUTES OF THE REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION OF THE  
CITY OF LAKE WORTH, TEXAS  
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB  
TUESDAY, JULY 18, 2017**

**REGULAR MEETING: 6:30 PM**

**A. CALL TO ORDER.**

Vice Chair Turley called the Planning & Zoning Commission meeting to order at 6:30 p.m.

**A.1 ROLL CALL.**

Present:	Jeannie Turley	Vice Chair, Place 3
	Sherrie Kubala Watkins	Place 2
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Dianne Smith	Place 6
Absent:	Becky Campbell	Place 1
	Sue Wenger	Chair, Place 7
Staff:	Barry Barber	Building Development Director
	Suzanne Meason	Planning and Zoning Administrator

**A.2 INVOCATION AND PLEDGE OF ALLEGIANCE.**

Vice Chair Jeannie Turley gave the invocation. Attendees recited the pledge of allegiance.

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE JUNE 20, 2017 PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

**COMMISSIONER WATKINS MADE A MOTION, SECONDED BY COMMISSIONER SMITH, TO APPROVE THE MINUTES OF THE JUNE 20, 2017 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.**

**MOTION TO APPROVE CARRIED 5-0.**

## **C. PUBLIC HEARINGS**

**C.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PS17-05, A PROPOSED PRELIMINARY PLAT BEING ALL OF A .562 ACRE PARCEL OF LAND KNOWN AS ABSTRACT 189, TRACT 73, N B BREEDING SURVEY OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 1, LOT 1, WESTBROOK ADDITION, COMMONLY KNOWN AS 4539 HODGKINS ROAD, LAKE WORTH, TEXAS.**

### **APPROVED**

Vice Chair Turley opened the Public Hearing at 6:32 p.m. and closed it at 6:41 p.m.

Vice Chair Turley called on the applicant to present the item.

Mr. Westbrook, the property owner advised that his intention is to build a residence at the property, but found out that the property was not platted and that it would be required before he can build. Once it is platted his builder will submit construction plans. It will be a single story residence, the property is currently zoned SF-1 Single Family Residential and it will not change from that zoning. Mr. Westbrook was available to answer any additional questions.

Mr. Jerry Flippen, who resides at 1549 Flying Jib Drive, Azle, Texas 76020, but owns the property at 4521 Hodgkins Road was present to find out exactly what was being proposed. He advised that if a single family dwelling is proposed then he has no objections to it.

**COMMISSIONER WATKINS MADE A MOTION, SECONDED BY COMMISSIONER JONES, TO APPROVE PLANNING & ZONING CASE #PS17-05 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 5-0.**

**C.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ17-05, AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CHANGE THE ZONING DESIGNATION OF AN APPROXIMATELY 0.612 ACRE TRACT OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT(S) 4, 5, & 6, LAKE WORTH ADDITION AND ABSTRACT 188, TRACT(S) 2BBBB AND 2XXX, JOHN BREEDING SURVEY, LAKE WORTH, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 0.612 ACRE TRACT OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, FROM A ZONING DISTRICT CHANGE AND LAND USE DESIGNATION FROM “SF1” SINGLE FAMILY RESIDENTIAL (VACANT LAND) AND “PC” – PLANNED COMMERCIAL FOR THE USE OF A DONUT SHOP TO A ZONING DISTRICT CHANGE AND LAND USE DESIGNATION OF “PC” – PLANNED COMMERCIAL FOR THE USE OF RETAIL LEASE SPACE AND FOOD ESTABLISHMENTS, AND BY AMENDING THE OFFICIAL ZONING MAP AND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE LAND USE PLAN TO REFLECT SUCH CHANGE. THE PROPERTY TO BE CONSIDERED FOR RE-ZONING IS GENERALLY DESCRIBED AS A 0.612 ACRE TRACT OF LAND LOCATED AT 6932 AND 7000 FOSTER DRIVE, LAKE WORTH, TEXAS.**

**APPROVED**

Vice Chair Turley opened the Public Hearing at 6:44 p.m. and closed it at 6:49 p.m.

Vice Chair Turley called on the applicant to present the item.

Mr. Jay Woo, who represents the property owner/developer advised they are proposing a single story building which would house three (3) potential uses; a donut store, a pizza place, and a cell phone store.

Ms. Meason advised that this is a zoning change and land use designation request for the properties mentioned as part of the property is zoned PC and part is SF1, and all must be PC with an approved land use designation. The requested use is for retail lease space and food establishments to be allowed in the center.

**COMMISSIONER WATKINS MADE A MOTION, SECONDED BY COMMISSIONER BIGGERS, TO APPROVE PLANNING & ZONING CASE #PZ17-05 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 5-0.**

**D. STAFF REPORT(S) / ANNOUNCEMENTS**

**D.1 PLANNING & ZONING ADMINISTRATOR REPORTS:**  
**1. COMMISSION REAPPLICATION(S)**

Ms. Meason advised that it is time to reapply for current commission position(s), for place(s) 1, 3, 5, and 7, which are Campbell, Turley, Jones, and Wenger. Applications are due back by September 1, 2017.

**E. EXECUTIVE SESSION**

The Planning and Zoning Commission may enter into closed Executive Session as authorized by Chapter 551, Texas Government Code. Executive Session may be held at the end of the Regular Session or at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the city attorney (551.071) as to the posted subject matter of this Planning and Zoning Commission meeting.

The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

There are no items listed in Executive Session.

**F. EXECUTIVE SESSION ITEMS – PLANNING & ZONING COMMISSION MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.**

There are no items listed in Executive Session.

**G. ADJOURNMENT**

Vice Chair Turley adjourned the meeting at 6:51 p.m.

**APPROVED:**

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Sue Wenger, Chair  
Planning & Zoning Commission

**ATTEST:**

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Suzanne Meason  
Planning & Zoning Administrator



## Lake Worth Planning & Zoning Commission Meeting – August 15, 2017

### Agenda Item No. C.1

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**From:** Suzanne Meason, Planning & Zoning Administrator

**Item:** Public Hearing to consider Planning & Zoning Case No. PS17-06, a proposed final plat being all of a .562 acre parcel of land known as Abstract 189, Tract 73, N B Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Westbrook Addition, commonly known as 4539 Hodgkins Road, Lake Worth, Texas. .

**Property Description:**

0.562 acres of property, located at 4539 Hodgkins Road

**Property Owner(s):**

Lee E Westbrook, 1205 Pepperidge Lane, Fort Worth, Texas 76131

**Applicant:**

Lee E Westbrook

**Engineer/Surveyor:**

Engineer: Huffman Consulting Engineers, Jace Huffman, 6716 Azle Avenue, Lake Worth, Texas 76135

Surveyor: Coombs Land Surveying, Inc., Ron Coombs, PO Box 11370, Fort Worth, Texas 76110

**Current Zoning:**

"SF-1" – Single Family Residential

**Proposed Use:**

"SF-1" – Single Family Residential

**Existing Road(s):**

Hodgkins Road

**Surrounding Zoning:**

North: The property to the north is currently zoned "SF-1" – Single Family Residential.

South: The property to the south is currently zoned "SF-1" – Single Family Residential.

East: The property to the east is currently zoned "SF-1" – Single Family Residential.

West: The property to the west is currently zoned "SF-1" – Single Family Residential.

**Summary:**

Mr. Westbrook purchased the above mentioned vacant property in May 2016 with the intent to build a residence on the property. The property was still in abstract/tract form and required

**Agenda Item No. C.1**

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platting in order for a structure to be built on the property. Therefore, Mr. Westbrook hired a surveyor to prepare a preliminary plat for approval, along with an engineer who provided the utility layout and drainage study for the property. City utilities (water/sewer) are already in place and the property will just hook to the existing services upon construction. The preliminary plat and plans submitted complied with the City of Lake Worth requirements and were approved by the Planning & Zoning Commission on July 18, 2017 and the City Council on August 8, 2017. The final plat is now being presented to the Planning & Zoning Commission for recommendation of final approval, which will then be heard by the City Council and then filed with Tarrant County after such approval. Once this has been done, a building permit for construction can be issued.

**Public Input:**

On Friday, August 4, 2017, as required by State law, the City mailed out twenty one (21) letters of Notification for a Public Hearing to all property owners within two hundred (200) feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Friday, July 28, 2017. We have received the following in favor/opposition to the request:

1. FOR – no comment forms received.
2. AGAINST – no comment forms received.

**Fiscal Impact:**

N/A

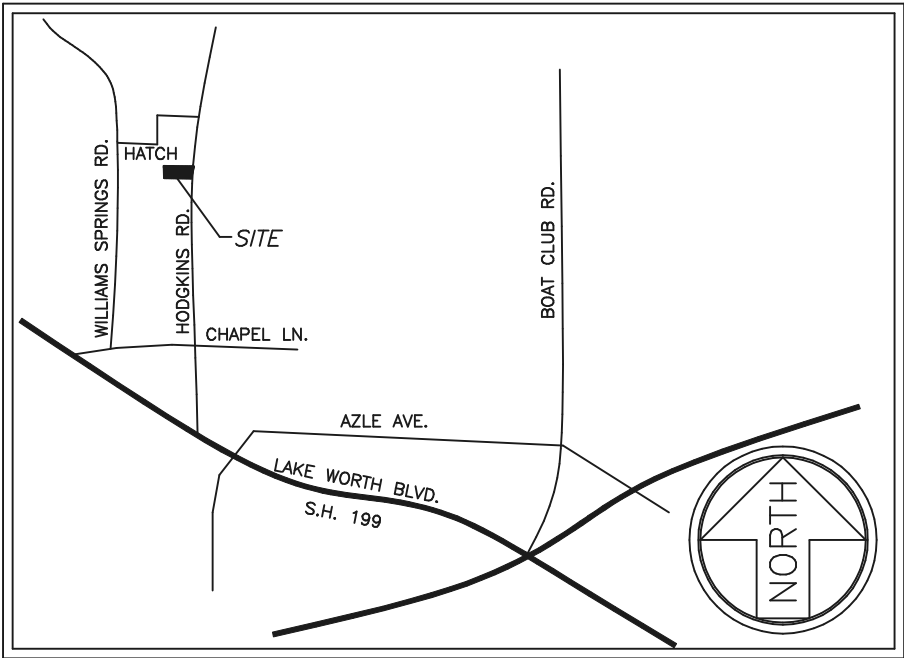
**Attachments:**

1. Final Plat Application
2. Final Plat
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)

**Recommended Motion or Action:**

Staff recommends approval of Planning & Zoning Case No. PS17-06 as presented.

OFFICE USE ONLY							
Fee: \$ 310.00		Date Paid: 5-2-17			Receipt #: P17-0360		
PZ #: PS17-05		Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
P & Z Meeting Date: 7.18.17				City Council Meeting Date: 8.8.17			
Plat Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO		Date Approved: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Date Plat Filed: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Instrument #:	



VICINITY MAP  
NOT TO SCALE

CONSTRUCTION PROHIBITED OVER EASEMENTS

"NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE."

EASEMENT RESTRICTION STATEMENT

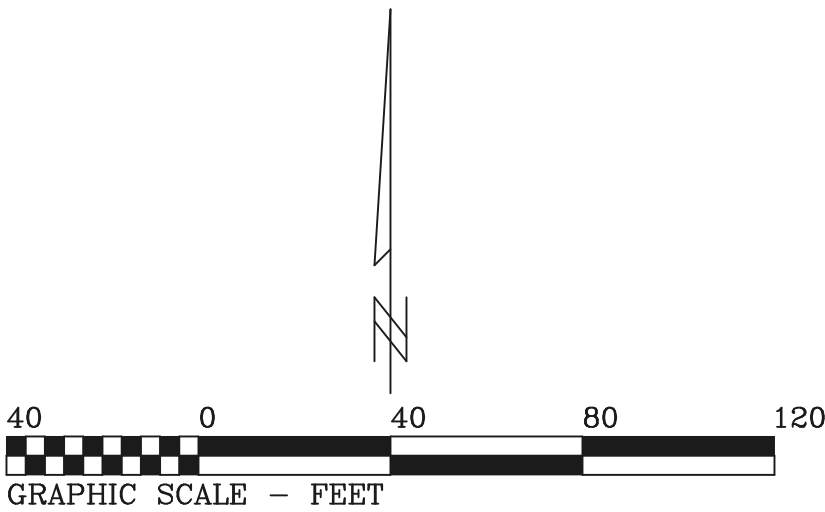
"ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER CROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF LAKE WORTH, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.."

FLOOD PLAIN

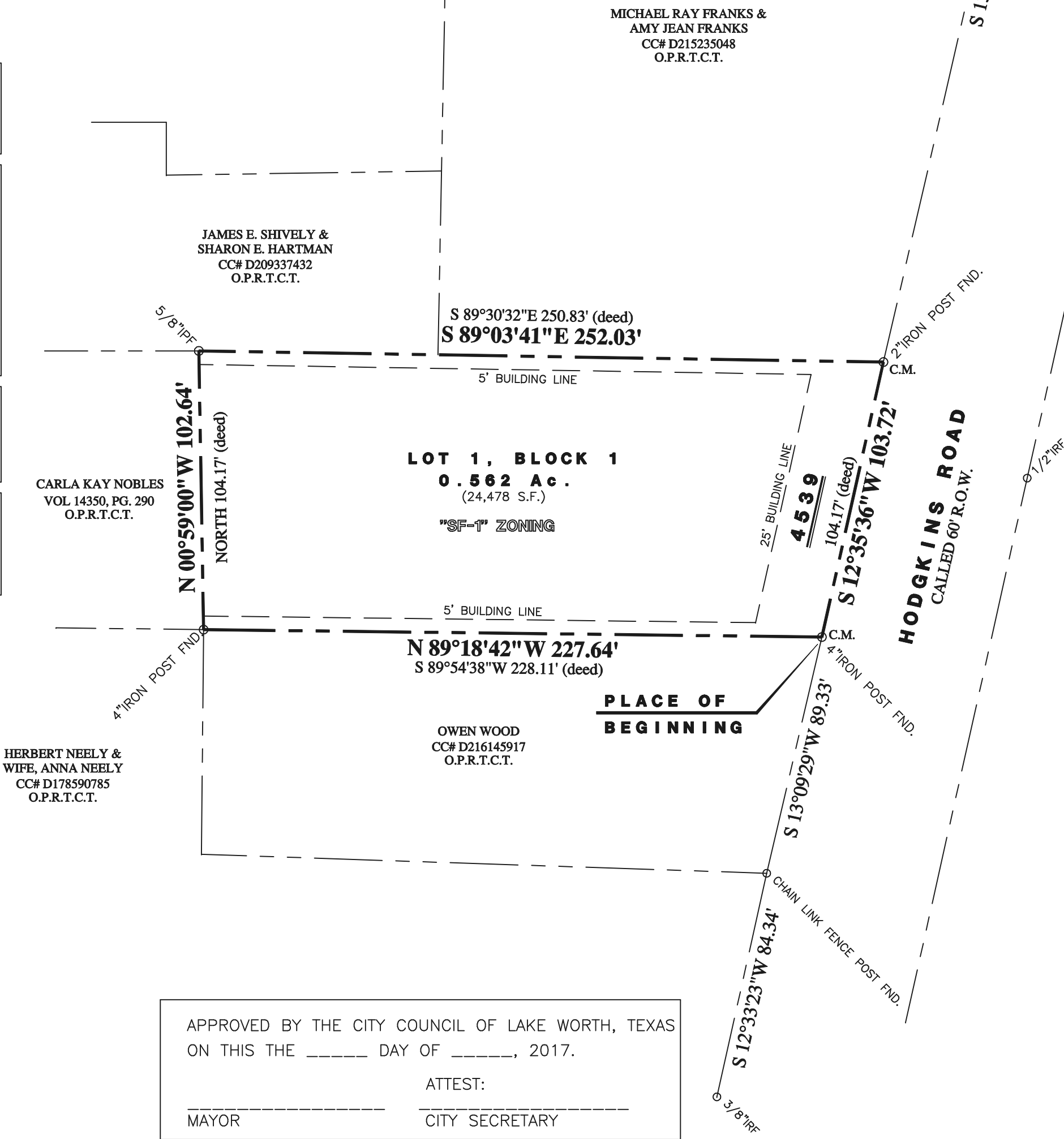
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0305 K, MAP REVISED SEPTEMBER 25, 2009

RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS

"THE CITY OF LAKE WORTH RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE."



SCALE: 1" = 40'



APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

ATTEST:

MAYOR \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_

IRF DENOTES IRON ROD FOUND  
IRS DENOTES IRON ROD SET  
W/ORANGE PLASTIC CAP STAMPED  
"R. W. COOMBS RPLS 5294"  
C.M. DENOTES CONTROLLING MONUMENT  
BASIS OF BEARINGS: WEST RIGHT-OF-WAY LINE OF  
HODGKINS ROAD ACCORDING TO DEED RECORDED  
IN CKERK'S FILE No. D216116985, O.P.R.T.C.T.

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, LEE E. WESTBROOK is the sole owner of that certain tract of land located in the N. B. BREEDING SURVEY, ABSTRACT No. 189, City of Lake Worth, Tarrant County, Texas according to the deed recorded in Clerk's File No. D216116985 of the Official Public Records of Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 4-inch iron post found at the Southeast corner of said Westbrook Tract, being the Northeast corner of that certain tract of land described in deed to Owen Wood recorded in Clerk's File No. D216145917 OF THE Official Public Records of Tarrant County, Texas and lying in the West right-of-way line of Hodgkins Road (a called 60-foot wide right-of-way);

THENCE N 89° 18' 42" W, 227.64 feet along the common boundary line between said Westbrook Tract and said Wood Tract to a 4-inch iron post found at the Southwest corner of said Westbrook Tract, BEING THE Southeast corner of that certain tract of land described in deed to Carla Kay Nobles recorded in Volume 14350, Page 290 of the Deed Records of Tarrant County, Texas;

THENCE N 00° 59' 00" W, 102.64 feet along the common boundary line between said Westbrook Tract and said Nobles Tract to a 5/8-inch iron pipe found at the Northwest corner of said Westbrook Tract, lying in the South boundary line of that certain tract of land described in deed to James E. Shively and Sharon E. Hartman recorded in Clerk's File NO. D209337432 of the Official Public Records of Tarrant County, Texas;

THENCE S 89° 03' 41" E, 252.03 feet along the North boundary line of said Westbrook Tract to a 2-inch iron post found at the Northeast corner thereof, being the Southeast corner of that certain tract of land described in deed to Michael Ray Franks and Amy Jean Franks recorded in Clerk's File No. D215235048 of the Official Public Records of Tarrant County, Texas and lying in the aforesaid West right-of-way line of Hodgkins Road;

THENCE S 12° 35' 36" W, 103.72 feet along the East boundary line of said Westbrook Tract with the said West right-of-way line of Hodgkins Road to the PLACE OF BEGINNING, containing 0.562 acre (24,478 square feet) of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LEE E. WESTBROOK does hereby adopt this plat designating the hereinabove described real property as LOT 1, BLOCK 1, WESTBROOK ADDITION to the City of Lake Worth, Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

LEE E. WESTBROOK

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared LEE E. WESTBROOK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

NOTARY PUBLIC  
STATE OF TEXAS

SURVEYOR'S STATEMENT

I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

RONALD W. COOMBS, R.P.L.S.  
Texas Registration No. 5294

DATE \_\_\_\_\_

STATE OF TEXAS  
REGISTERED  
LAND SURVEYOR  
RONALD W. COOMBS  
5294

FINAL PLAT

**LOT 1, BLOCK 1**

**WESTBROOK ADDITION**

TO THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS  
BEING 0.562 ACRE OF LAND LOCATED IN THE  
N. B. BREEDING SURVEY, ABSTRACT No. 189,  
CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS

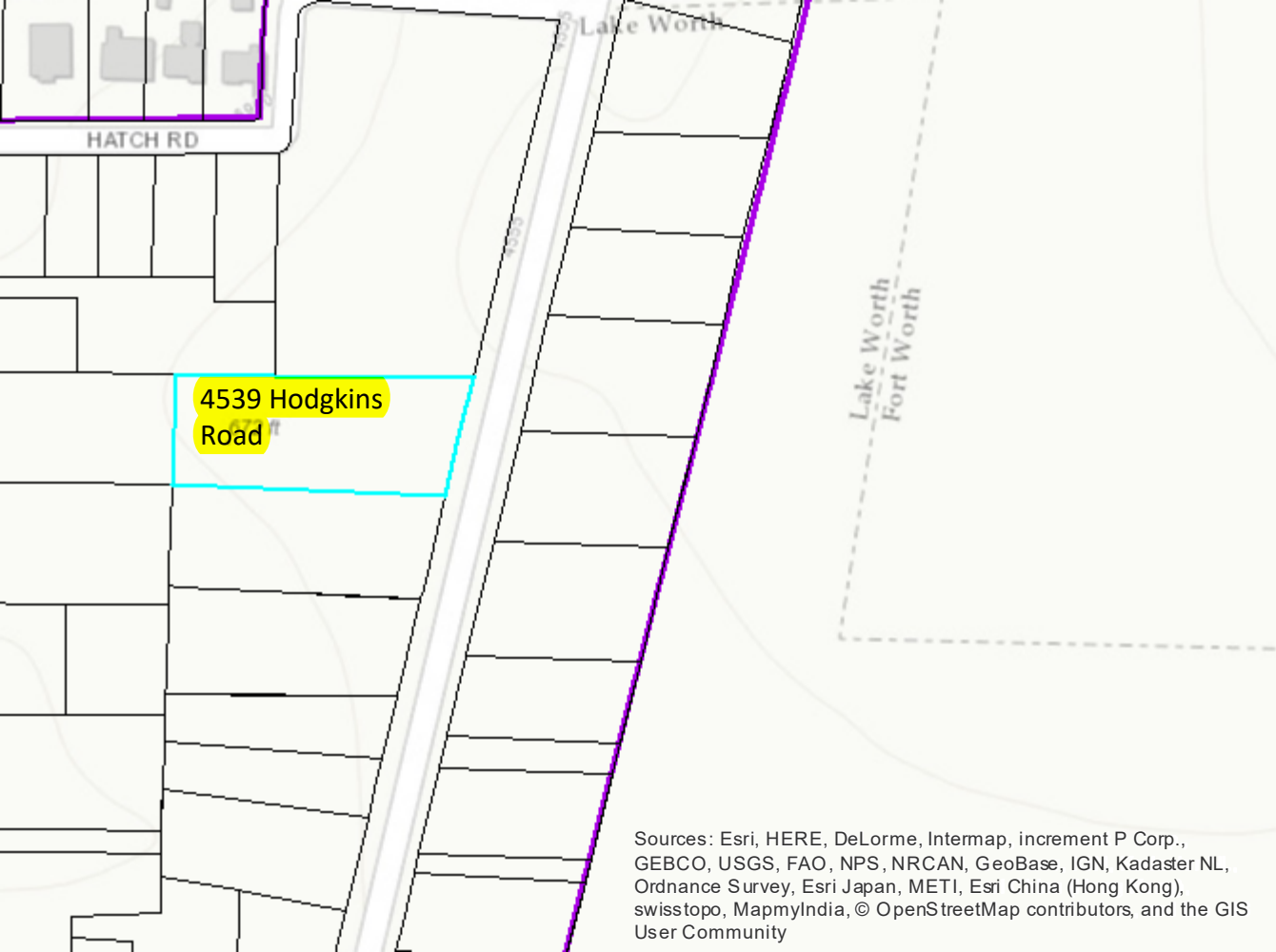
SURVEYOR:

COOMBS LAND SURVEYING, INC.  
P.O. BOX 11370  
FORT WORTH, TEXAS 76110  
(817) 920-7600  
(831) 920-7617 FAX  
e-mail: ron.coombs@sbcglobal.net

OWNER:

LEE E. WESTBROOK  
1205 PEPPERIDGE LANE  
FORT WORTH, TEXAS 76131  
(817) 781-6627  
e-mail: leewestbrook@yahoo.com  
CC# D216116985, O.P.R.T.C.T.

1 LOT 0.562 ACRE AUGUST 3, 2017



4539 Hodgkins  
Road

HATCH RD

Lake Worth

Lake Worth  
Fort Worth

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,  
GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,  
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),  
swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS  
User Community

**CITY OF LAKE WORTH  
NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
AND CITY COUNCIL**

**FINAL PLAT REQUEST  
PLANNING & ZONING CASE #PS17-06**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a preliminary plat approval. Attached you will find a map of the general location of the request. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at **6:30 p.m. on Tuesday, August 15, 2017**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding the proposed final plat being all of a .562 acre parcel of land known as Abstract 189, Tract 73, N B Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Westbrook Addition, commonly known as 4539 Hodgkins Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, September 12, 2017**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

VICINITY MAP ON REVERSE

Wanda S Gilbreath  
4516 Williams Spring Road  
Lake Worth, Texas 76135

Michael Ray & Amy Jean Franks  
1527 Grand Avenue  
San Diego, CA 92109

Terry D Boyd  
4548 Hodgkins Road  
Lake Worth, Texas 76135

**Daniel B Hudgens**  
**4520 Williams Spring Road**  
**Lake Worth, Texas 76135**

Lee E Westbrook  
1205 Pepperidge Lane  
Fort Worth, Texas 76131

**Herbert Neely**  
**4524 Williams Spring Road**  
**Lake Worth, Texas 76135**

Owen Wood  
4529 Hodgkins Road  
Lake Worth, Texas 76135

**Carla Kay Nobles Estate**  
**4604 Williams Spring Road**  
**Lake Worth, Texas 76135**

JJ & Antonia Martinez  
4525 Hodgkins Road  
Lake Worth, Texas 76135

**Marshall D Looney**  
**4608 Williams Spring Road**  
**Lake Worth, Texas 76135**

Jerry & Susan Flippen  
J & S Flippen Trust  
1549 Flying Jib Drive  
Azle, Texas 76020-4973

**James Shively & S E Hartman**  
**4917 Mandevilla Drive**  
**Austin, Texas 78739**

Joseph Douglas Quiroga  
4528 Hodgkins Road  
Lake Worth, Texas 76135

Lauriva Day  
4113 German Pointer Way  
Fort Worth, Texas 76123-3553

Judy Pack  
4532 Hodgkins Road  
Lake Worth, Texas 76135

Tracy L Elliott  
6933 Hatch Road  
Lake Worth, Texas 76135

Michele & Danny Pruitt  
4536 Hodgkins Road  
Lake Worth, Texas 76135

Juan Lopez  
710 N Ector Drive  
Euless, Texas 76039-3236

Don Stuart  
4540 Hodgkins Road  
Lake Worth, Texas 76135

Deborah K Lasater  
4836 Williams Spring Road  
Fort Worth, Texas 76135-1622

Mark Shields  
4544 Hodgkins Road  
Lake Worth, Texas 76135

## Lake Worth Planning & Zoning Commission Meeting – August 15, 2017

### Agenda Item No. C.2

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**From:** Suzanne Meason, Planning & Zoning Administrator

**Item:** Public Hearing to consider Planning & Zoning Case No. PS17-07, a proposed preliminary plat being all of a 0.338 acre parcel of land known as Abstract 189, Tract(s) 93 & 100A, N B Breeding Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, Hodgkins Addition, commonly known as 4552 Hodgkins Road, Lake Worth, Texas.

**Property Description:**

0.338 acres of property, located at 4552 Hodgkins Road

**Property Owner(s):**

Yolanda L. Munoz, 4552 Hodgkins Road, Lake Worth, Texas 76135

**Applicant:**

Yolanda L. Munoz

**Engineer/Surveyor:**

Surveyor: CBG Surveying, Inc., 12025 Shiloh Road, Suite #230, Dallas, Texas 75228

**Current Zoning:**

"SF-1" – Single Family Residential

**Proposed Use:**

"SF-1" – Single Family Residential

**Existing Road(s):**

Hodgkins Road

**Surrounding Zoning:**

North: The property to the north is currently zoned "SF-1" – Single Family Residential.

South: The property to the south is currently zoned "SF-1" – Single Family Residential.

East: The property to the east is located in Fort Worth City Limits.

West: The property to the west is currently zoned "SF-1" – Single Family Residential.

**Summary:**

Ms. Munoz purchase the property in August 2014, several months ago she came to the city with the intent to install a new in-ground swimming pool. It was discovered that the property was not platted, and the proposed pool would go right across tract boundaries. Therefore, she is required to get the property platted before the pool can be installed. The property is already developed,



**Agenda Item No. C.2**

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so it is serviced by city water and sewer, and there will be no changes in the drainage on the property. The preliminary plat is being submitted for consideration of approval. The final plat is to follow (next agenda item).

**Public Input:**

On Friday, August 4, 2017, as required by State law, the City mailed out six (6) letters of Notification for a Public Hearing to all property owners within two hundred (200) feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Friday, July 28, 2017. We have received the following in favor/opposition to the request:

1. FOR – one (1) comment forms received.
2. AGAINST – no comment forms received.

**Fiscal Impact:**

N/A

**Attachments:**

1. Preliminary Plat Application
2. Preliminary Plat
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)
6. Returned Public Comment Forms

**Recommended Motion or Action:**

Staff recommends approval of Planning & Zoning Case No. PS17-07 as presented.

**PROPERTY OWNER/DEVELOPER INFORMATION**

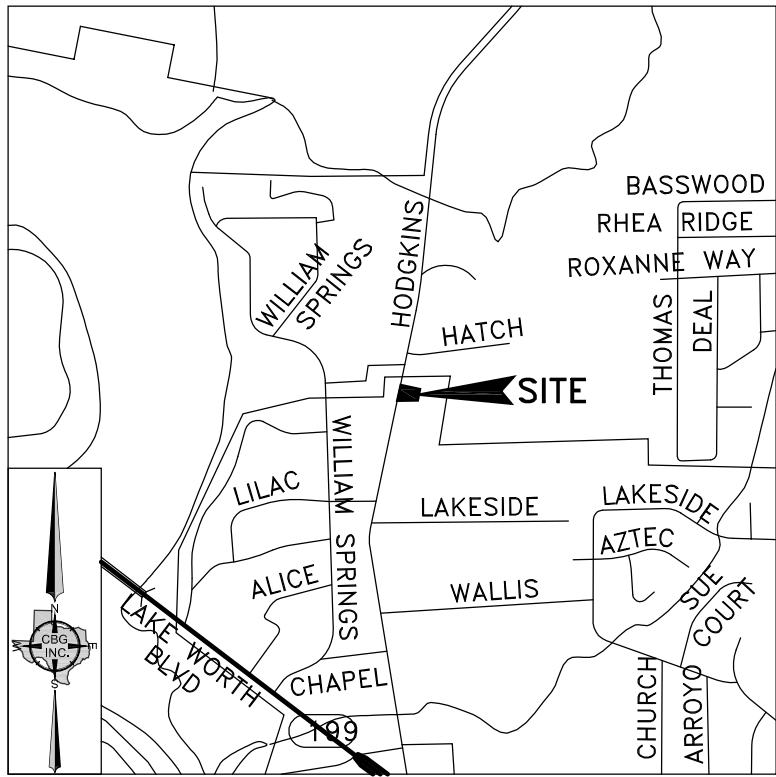
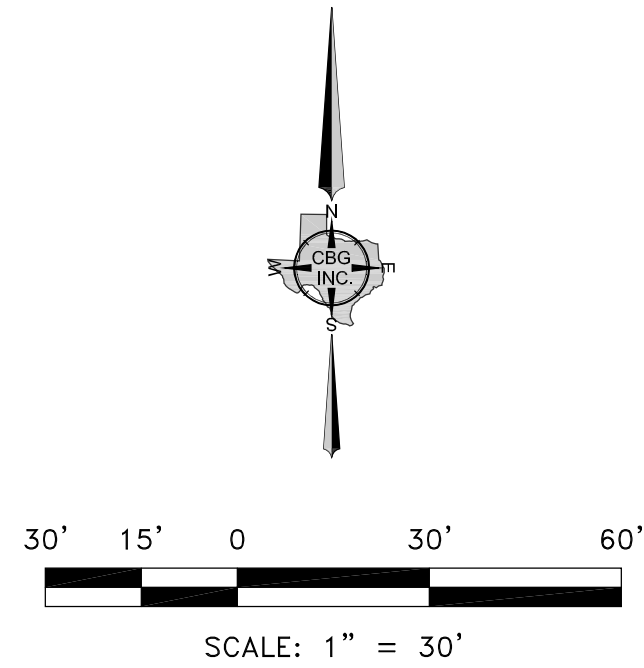
### SURVEYOR INFORMATION

## PROPERTY INFORMATION

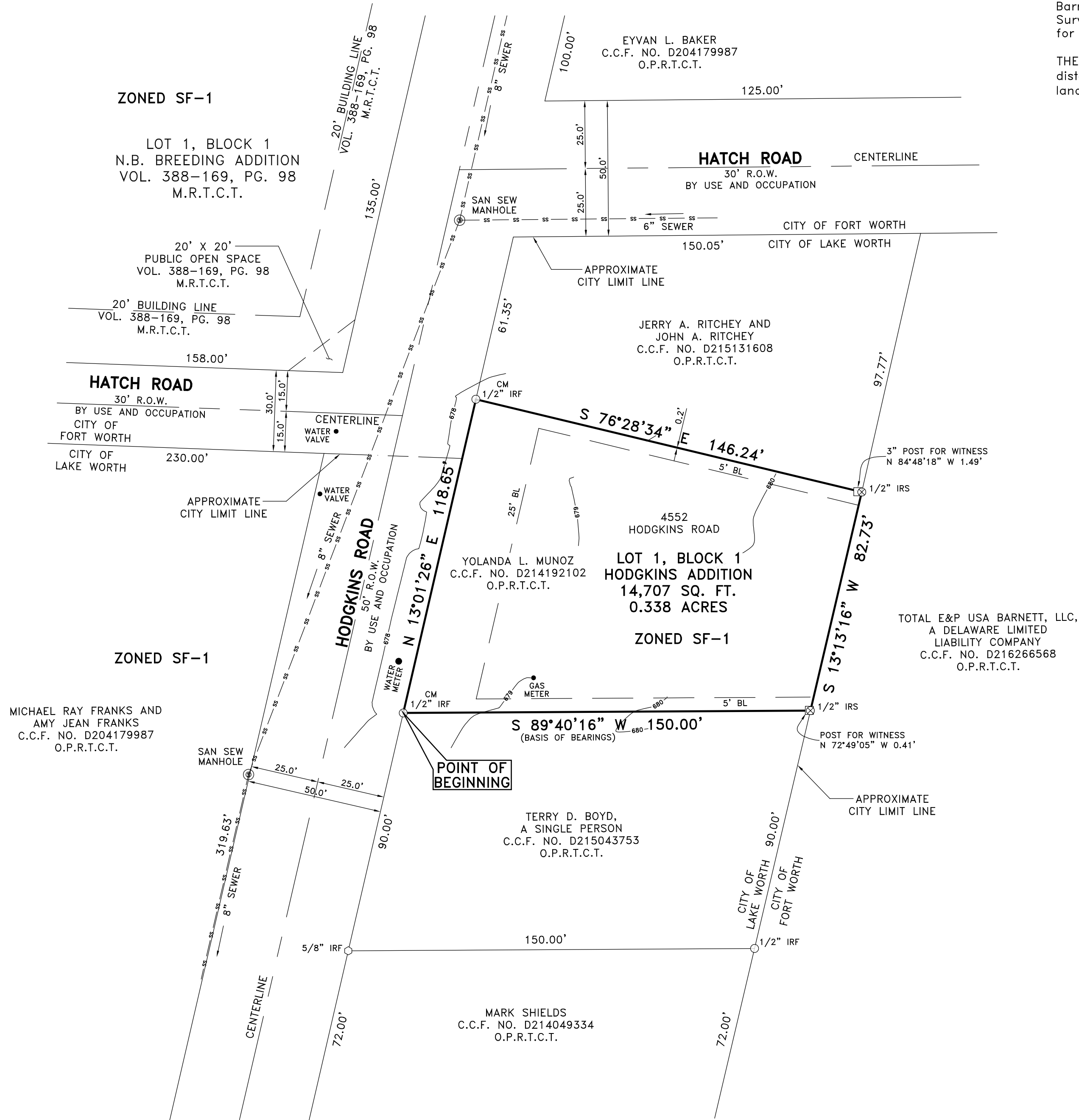
I understand that I must provide **four (4) folded hard copies of the plat document (18" x 24")**, **preliminary drainage study sheet**, and **water/sewer layout sheet**, and a **copy of each sheet in electronic format (pdf, tif, etc.)**, the **preliminary plat application**, and the **required fee** (*verify with P & Z Coordinator*). I hereby certify that the information provided in this application is true and factual to the best of my knowledge. I further understand that the public hearing for this project will not be scheduled until the application fee has been paid and the plans have been reviewed and accepted by City staff to go before the P & Z Commission and the City Council for final approval.

OFFICE USE ONLY

OFFICE USE ONLY			
Fee: \$ 310.00	Date Paid: 6.28.17	Receipt #: P17-0542	
PZ #: PS17-07	Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
P & Z Meeting Date: 8.18.17	City Council Meeting Date: 9.12.17		
Plat Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date Approved: □□/□□/□□	Date Plat Filed: □□/□□/□□	Instrument #:



VICINITY MAP  
NOT TO SCALE



GENERAL NOTES

- 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
- 2) THE CITY OF LAKE WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
- 3) NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.
- 4) UTILITIES ARE EXISTING TO THE PROPERTY AND WILL NOT BE ALTERED.
- 5) NO PROPOSED CHANGE TO THE EXISTING DRAINAGE ON THE PROPERTY.

GENERAL NOTES

ACCORDING TO THE F.I.R.M. MAP NUMBER NO. 48439C0155K, DATED SEPTEMBER 25, 2009, THIS PROPERTY DOES LIE IN ZONE X, AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

LEGEND

CM	CONTROL MONUMENT
1/2" IRF	1/2 INCH IRON ROD FOUND
1/2" IRS	1/2 INCH IRON ROD SET
5/8" IRF	1/2 INCH IRON ROD FOUND
CAB.	CABINET
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
C.C.F. NO.	COUNTY CLERK'S FILE NUMBER
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
M.R.T.C.T.	MAP RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
SF-1	SINGLE-FAMILY DISTRICT

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, Yolanda L. Munoz is the owner of a tract of land situated in the N. B. Breeding Survey, Abstract No. 189, City of Lake Worth, Tarrant County, Texas, same being that tract of land conveyed to Yolanda L. Munoz, a married woman, by deed recorded in County Clerk File No. D214192102, Real Property Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the East Right-of-Way line of Hodgkins Road (public right-of-way), and being the Northwest corner of that tract of land conveyed to Terry D. Boyd, a single person, by deed recorded in County Clerk File No. D215043753, Official Public Records, Tarrant County, Texas;

THENCE North 13 degrees 01 minutes 26 seconds East, along the East Rght-of-Way line of said Hodgkins Road, a distance of 118.65 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Jerry A. Ritchey and John A. Ritchey, by deed recorded in County Clerk File No. D215131608, Official Public Records, Tarrant County, Texas;

THENCE South 76 degrees 28 minutes 34 seconds East, along the South line of said Ritchey tract, a distance of 146.24 feet to a 1/2 inch iron set with a plastic cap stamped "CBG Surveying", said corner being the Southeast corner of said Ritchey tract, and being in the West line of that tract of land conveyed to Total E&P USA Barnett, LLC, a Delaware Limited Liability Company, by deed recorded in County Clerk File No. D2216266568, Official Public Records, Tarrant County, Texas, from which a 3 inch metal post found for witness bears North 84 degrees 48 minutes 18 seconds West a distance of 1.49 feet;

THENCE South 13 degrees 13 minutes 16 seconds West, along the West line of said Total E&P USA Barnett, LLC tract, a distance of 82.73 feet to a 1/2 inch iron set with a plastic cap stamped "CBG Surveying", said corner being the Northeast corner of said Boyd tract, from which a fence post found for reference bears North 72 degrees 49 minutes 05 seconds West, a distance of 0.41 feet;

THENCE South 89 degrees 40 minutes 16 seconds West, along the North line of said Boyd tract, a distance of 150.00 feet to the POINT OF BEGINNING and containing 14,707 square feet or 0.338 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Yolanda L. Munoz, does hereby adopt this plat as **LOT 1, BLOCK 1, HODGKINS ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
Yolanda L. Munoz

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Yolanda L. Munoz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Bryan Connally, do hereby certify that I have prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereof were properly placed under my supervision.

RELEASED FOR REVIEW 06/28/2017 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

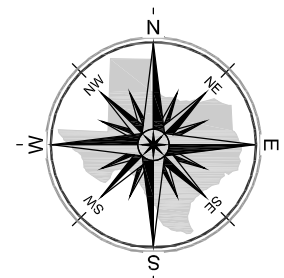
Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas



CASE NUMBER: \_\_\_\_\_

**CBG Surveying, Inc.**

**PLANNING • SURVEYING**  
12025 Shiloh Road Suite 230 Dallas, Texas 75228  
P 214.349.9485 F 214.349.2216  
www.cbgsdw.com

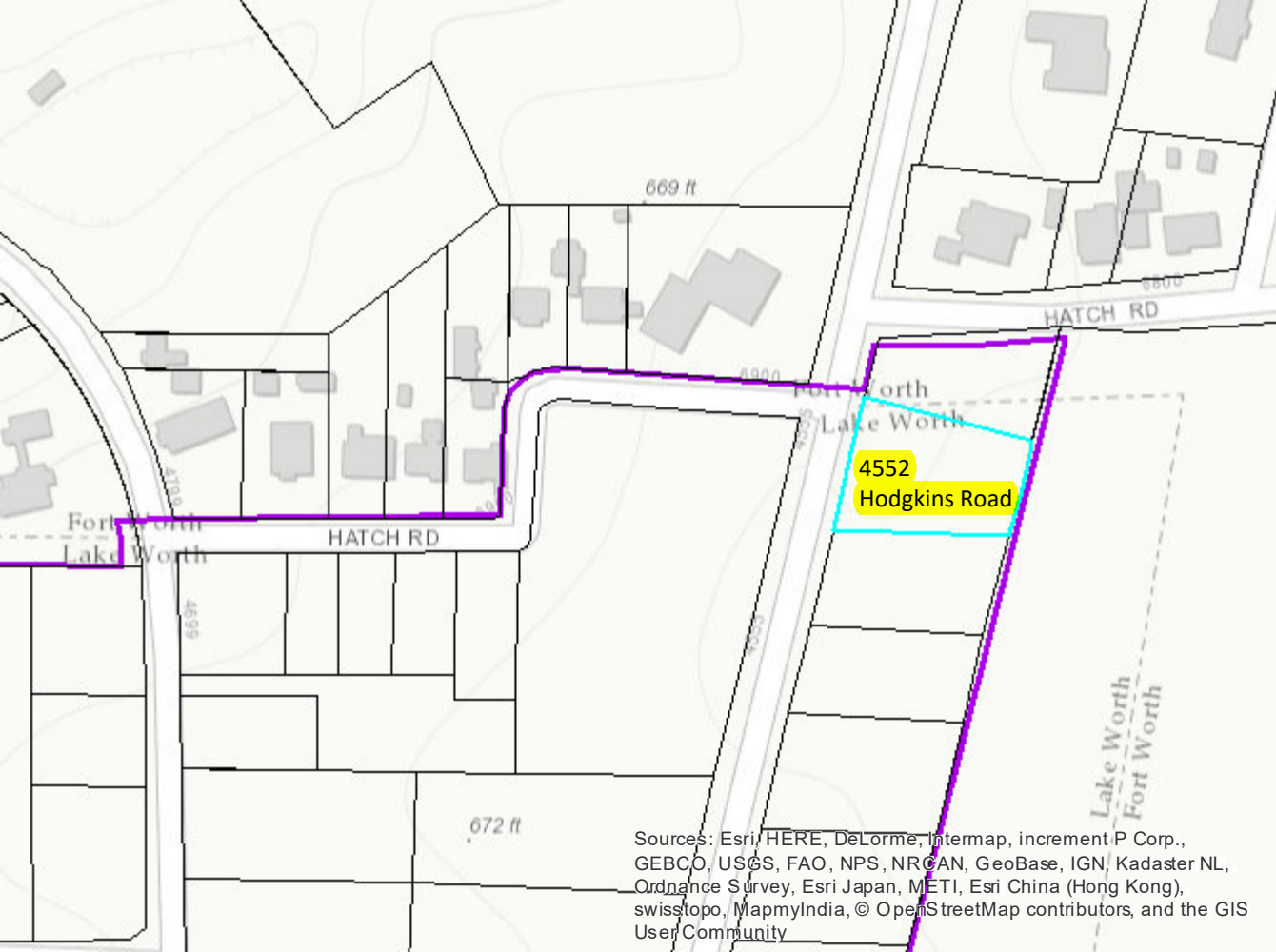
SCALE: 1"=30' / DATE: JUNE 27, 2017 / JOB NO. 1705351 / DRAWN BY: WTH

PRELIMINARY PLAT  
HODGKINS ADDITION

LOT 1, BLOCK 1

BEING A 0.338 ACRES OF LAND OUT OF THE N.B. BREEDING SURVEY, ABSTRACT NUMBER 189, IN THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS.

Document No. \_\_\_\_\_, Date \_\_\_\_\_



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**CITY OF LAKE WORTH  
NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
AND CITY COUNCIL**

**PRELIMINARY PLAT REQUEST  
PLANNING & ZONING CASE #PS17-07**

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at **6:30 p.m. on Tuesday, August 15, 2017**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding the proposed preliminary plat being all of a 0.338 acre parcel of land known as Abstract 189, Tract(s) 93 & 100A, N B Breeding Survey of the records of Tarrant County, Texas. The proposed preliminary plat's new legal description will be Block 1, Lot 1, Hodgkins Addition, commonly known as 4552 Hodgkins Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, September 12, 2017**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Michael Ray & Amy Jean Franks  
1527 Grand Avenue  
San Diego, CA 92109

Kallie L Ritchey  
13049 Berrywood Drive  
Keller, Texas 76244

Yolanda Munoz  
4552 Hodgkins Road  
Lake Worth, Texas 76135

Terry D Boyd  
4548 Hodgkins Road  
Lake Worth, Texas 76135

Mark Shields  
4544 Hodgkins Road  
Lake Worth, Texas 76135

Don Stuart  
4540 Hodgkins Road  
Lake Worth, Texas 76135

**CITY OF LAKE WORTH  
PUBLIC COMMENT FORM  
(Please type or use black ink)**

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135



I am **FOR** the proposed preliminary plat as explained on the attached public notice for Zoning Case #PS17-07.




I am **AGAINST** the proposed preliminary plat as explained on the attached public notice for Zoning Case #PS17-07.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, August 15, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, September 12, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: JOHNNY LEE MUNOZ  
(Please print)

Mailing Address: 4552 HODGKINS RD  
LAKE WORTH, TX 76135

Signature: 

Date: 08.09.17

Property Address(s): 4552 HODGKINS RD  
LAKE WORTH, TX 76135

**COMMENTS:**

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PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, AUGUST 10, 2017** TO BE INCLUDED IN THE AGENDA PACKET

**RECEIVED**  
AUG 09 2017  
SM

## Lake Worth Planning & Zoning Commission Meeting – August 15, 2017

### Agenda Item No. C.3

---

**From:** Suzanne Meason, Planning & Zoning Administrator

**Item:** Public Hearing to consider Planning & Zoning Case No. PS17-08, a proposed final plat being all of a 0.338 acre parcel of land known as Abstract 189, Tract(s) 93 & 100A, N B Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Hodgkins Addition, commonly known as 4552 Hodgkins Road, Lake Worth, Texas.

**Property Description:**

0.338 acres of property, located at 4552 Hodgkins Road

**Property Owner(s):**

Yolanda L. Munoz, 4552 Hodgkins Road, Lake Worth, Texas 76135

**Applicant:**

Yolanda L. Munoz

**Engineer/Surveyor:**

Surveyor: CBG Surveying, Inc., 12025 Shiloh Road, Suite #230, Dallas, Texas 75228

**Current Zoning:**

"SF-1" – Single Family Residential

**Proposed Use:**

"SF-1" – Single Family Residential

**Existing Road(s):**

Hodgkins Road

**Surrounding Zoning:**

North: The property to the north is currently zoned "SF-1" – Single Family Residential.

South: The property to the south is currently zoned "SF-1" – Single Family Residential.

East: The property to the east is located in Fort Worth City Limits.

West: The property to the west is currently zoned "SF-1" – Single Family Residential.

**Summary:**

Ms. Munoz purchase the property in August 2014, several months ago she came to the city with the intent to install a new in-ground swimming pool. It was discovered that the property was not platted, and the proposed pool would go right across tract boundaries. Therefore, she is required to get the property platted before the pool can be installed. The property is already developed,



**Agenda Item No. C.3**

---

so it is serviced by city water and sewer, and there will be no changes in the drainage on the property. The preliminary plat was submitted for consideration of approval and now the final plat is being submitted for recommendation of approval. Both the preliminary plat and final plat will be heard by the City Council for final approval after recommendation by the Planning & Zoning Commission.

**Public Input:**

On Friday, August 4, 2017, as required by State law, the City mailed out six (6) letters of Notification for a Public Hearing to all property owners within two hundred (200) feet of the subject site. Notice was also published in the City's paper of record, the Fort Worth Star Telegram on Friday, July 28, 2017. We have received the following in favor/opposition to the request:

1. FOR – one (1) comment forms received.
2. AGAINST – no comment forms received.

**Fiscal Impact:**

N/A

**Attachments:**

1. Final Plat Application
2. Final Plat
3. Vicinity Map
4. Public Hearing Notice
5. Public Hearing Notifications (within 200' of subject property)
6. Returned Public Comment Forms

**Recommended Motion or Action:**

Staff recommends approval of Planning & Zoning Case No. PS17-08 as presented.

**PROPERTY OWNER/DEVELOPER INFORMATION**

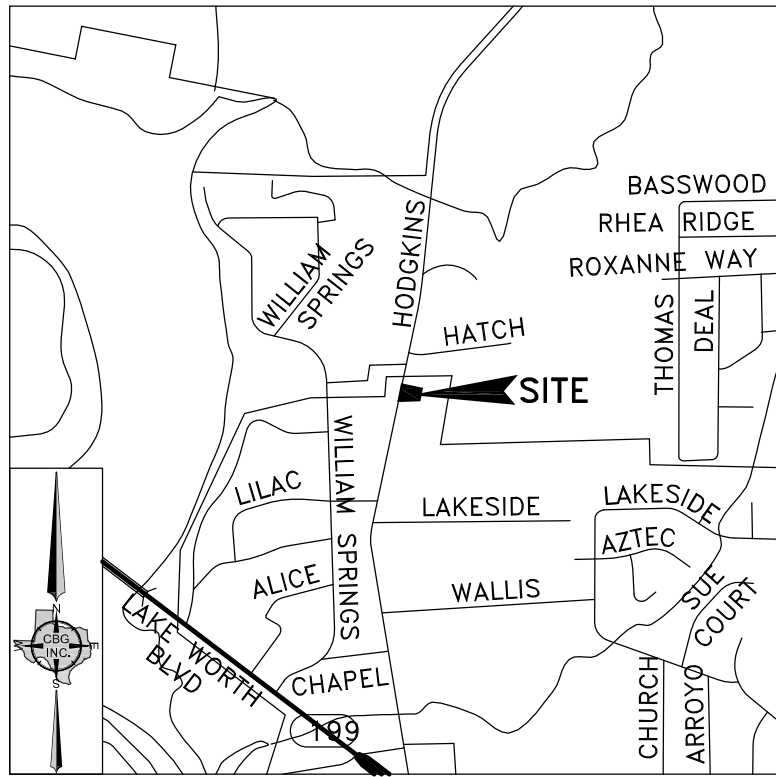
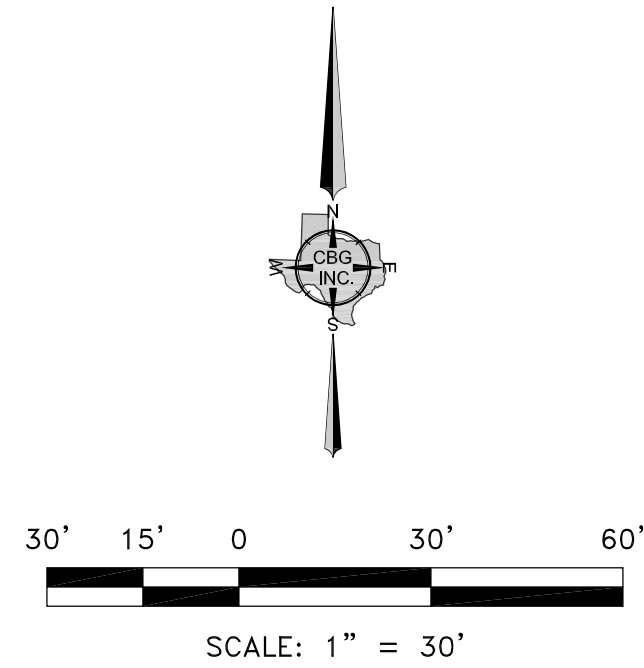
### SURVEYOR INFORMATION

## PROPERTY INFORMATION

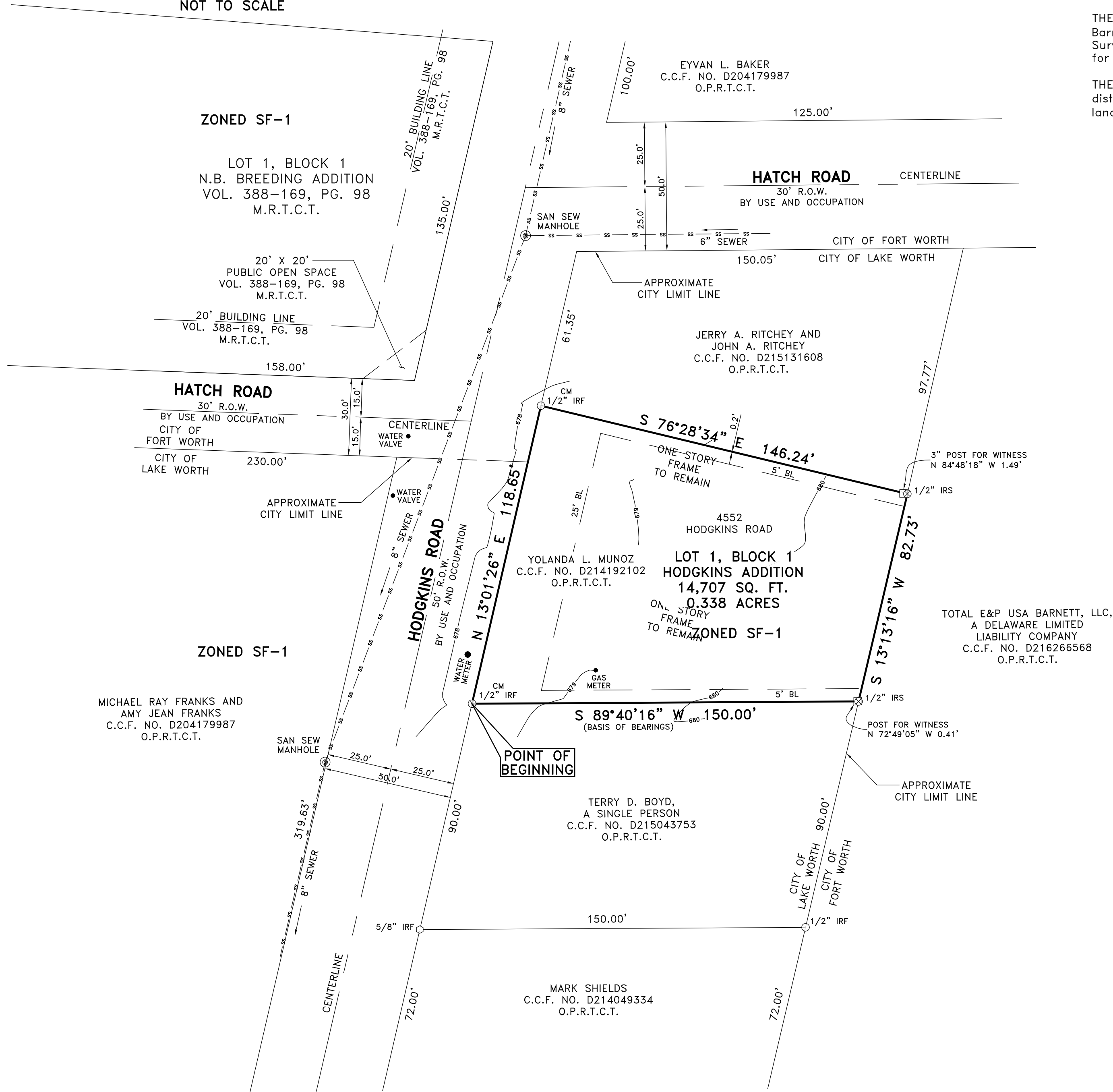
I understand that I must provide **four (4) folded hard copies of the plat document (18" x 24")**, **preliminary drainage study sheet, and water/sewer layout sheet, and a copy of each sheet in electronic format (pdf, tif, etc.)**, the **preliminary plat application**, and the **required fee** *(verify with P & Z Coordinator)*. I hereby certify that the information provided in this application is true and factual to the best of my knowledge. I further understand that the public hearing for this project will not be scheduled until the application fee has been paid and the plans have been reviewed and accepted by City staff to go before the P & Z Commission and the City Council for final approval.

OFFICE USE ONLY

OFFICE USE ONLY					
Fee: \$ 310.00		Date Paid: 6.28.17		Receipt #: P17-0542	
PZ #: PS17-07		Ownership Verified: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Taxes Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
P & Z Meeting Date: 8.18.17		City Council Meeting Date: 9.12.17		Liens Paid: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Plat Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO		Date Approved: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Date Plat Filed: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> / <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
				Instrument #:	



VICINITY MAP  
NOT TO SCALE



GENERAL NOTES

- 1) BEARINGS ARE BASED ON NAD83, TEXAS STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE NO. 4202.
- 2) THE CITY OF LAKE WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES.
- 3) NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT AS PER THE WATER AND WASTEWATER INSTALLATION POLICY.
- 4) UTILITIES ARE EXISTING TO THE PROPERTY AND WILL NOT BE ALTERED.
- 5) NO PROPOSED CHANGE TO THE EXISTING DRAINAGE ON THE PROPERTY.

GENERAL NOTES

ACCORDING TO THE F.I.R.M. MAP NUMBER NO. 48439C0155K, DATED SEPTEMBER 25, 2009, THIS PROPERTY DOES LIE IN ZONE X, AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

LEGEND

- |              |  |
|--------------|--|
| CM           | CONTROL MONUMENT                               |
| 1/2" IRF     | 1/2 INCH IRON ROD FOUND                        |
| 1/2" IRS     | 1/2 INCH IRON ROD SET                          |
| 5/8" IRF     | 1/2 INCH IRON ROD FOUND                        |
| CAB.         | CABINET  |
| SQ. FT.      | SQUARE FEET                                    |
| INST. NO.    | INSTRUMENT NUMBER                              |
| VOL., PG.    | VOLUME, PAGE                                   |
| C.C.F. NO.   | COUNTY CLERK'S FILE NUMBER                     |
| D.R.T.C.T.   | DEED RECORDS, TARRANT COUNTY, TEXAS            |
| M.R.T.C.T.   | MAP RECORDS, TARRANT COUNTY, TEXAS             |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS |
| SF-1         | SINGLE-FAMILY DISTRICT                         |

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, Yolanda L. Munoz is the owner of a tract of land situated in the N. B. Breeding Survey, Abstract No. 189, City of Lake Worth, Tarrant County, Texas, same being that tract of land conveyed to Yolanda L. Munoz, a married woman, by deed recorded in County Clerk File No. D214192102, Real Property Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the East Right-of-Way line of Hodgkins Road (public right-of-way), and being the Northwest corner of that tract of land conveyed to Terry D. Boyd, a single person, by deed recorded in County Clerk File No. D215043753, Official Public Records, Tarrant County, Texas;

THENCE North 13 degrees 01 minutes 26 seconds East, along the East Right-of-Way line of said Hodgkins Road, a distance of 118.65 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Jerry A. Ritchey and John A. Ritchey, by deed recorded in County Clerk File No. D215131608, Official Public Records, Tarrant County, Texas;

THENCE South 76 degrees 28 minutes 34 seconds East, along the South line of said Ritchey tract, a distance of 146.24 feet to a 1/2 inch iron set with a plastic cap stamped "CBG Surveying", said corner being the Southeast corner of said Ritchey tract, and being in the West line of that tract of land conveyed to Total E&P USA Barnett, LLC, a Delaware Limited Liability Company, by deed recorded in County Clerk File No. D2216266568, Official Public Records, Tarrant County, Texas, from which a 3 inch metal post found for witness bears North 84 degrees 48 minutes 18 seconds West a distance of 1.49 feet;

THENCE South 13 degrees 13 minutes 16 seconds West, along the West line of said Total E&P USA Barnett, LLC tract, a distance of 82.73 feet to a 1/2 inch iron set with a plastic cap stamped "CBG Surveying", said corner being the Northeast corner of said Boyd tract, from which a fence post found for reference bears North 72 degrees 49 minutes 05 seconds West, a distance of 0.41 feet;

THENCE South 89 degrees 40 minutes 16 seconds West, along the North line of said Boyd tract, a distance of 150.00 feet to the POINT OF BEGINNING and containing 14,707 square feet or 0.338 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Yolanda L. Munoz, does hereby adopt this plat as **LOT 1, BLOCK 1, HODGKINS ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and rights-of-way shown hereon.

WITNESS, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
Yolanda L. Munoz

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Yolanda L. Munoz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Bryan Connally, do hereby certify that I have prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereof were properly placed under my supervision.

RELEASED FOR REVIEW 06/28/2017 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

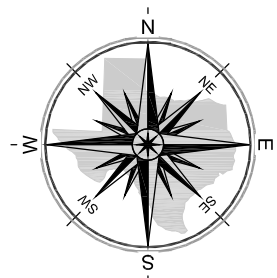
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

APPROVED BY THE CITY COUNCIL OF LAKE WORTH, TEXAS, on this \_\_\_\_\_ day of \_\_\_\_\_.

ATTEST:

Mayor \_\_\_\_\_ City Secretary \_\_\_\_\_



CASE NUMBER: \_\_\_\_\_

CBG Surveying, Inc.

PLANNING · SURVEYING  
12025 Shiloh Road, Suite 230 Dallas, Texas 75228  
P 214.349.9485 · F 214.349.2216  
www.cbgsdftw.com

OWNER: YOLANDA L. MUNOZ  
4552 HODGKINS ROAD  
LAKE WORTH, TEXAS 76135  
817-896-4106

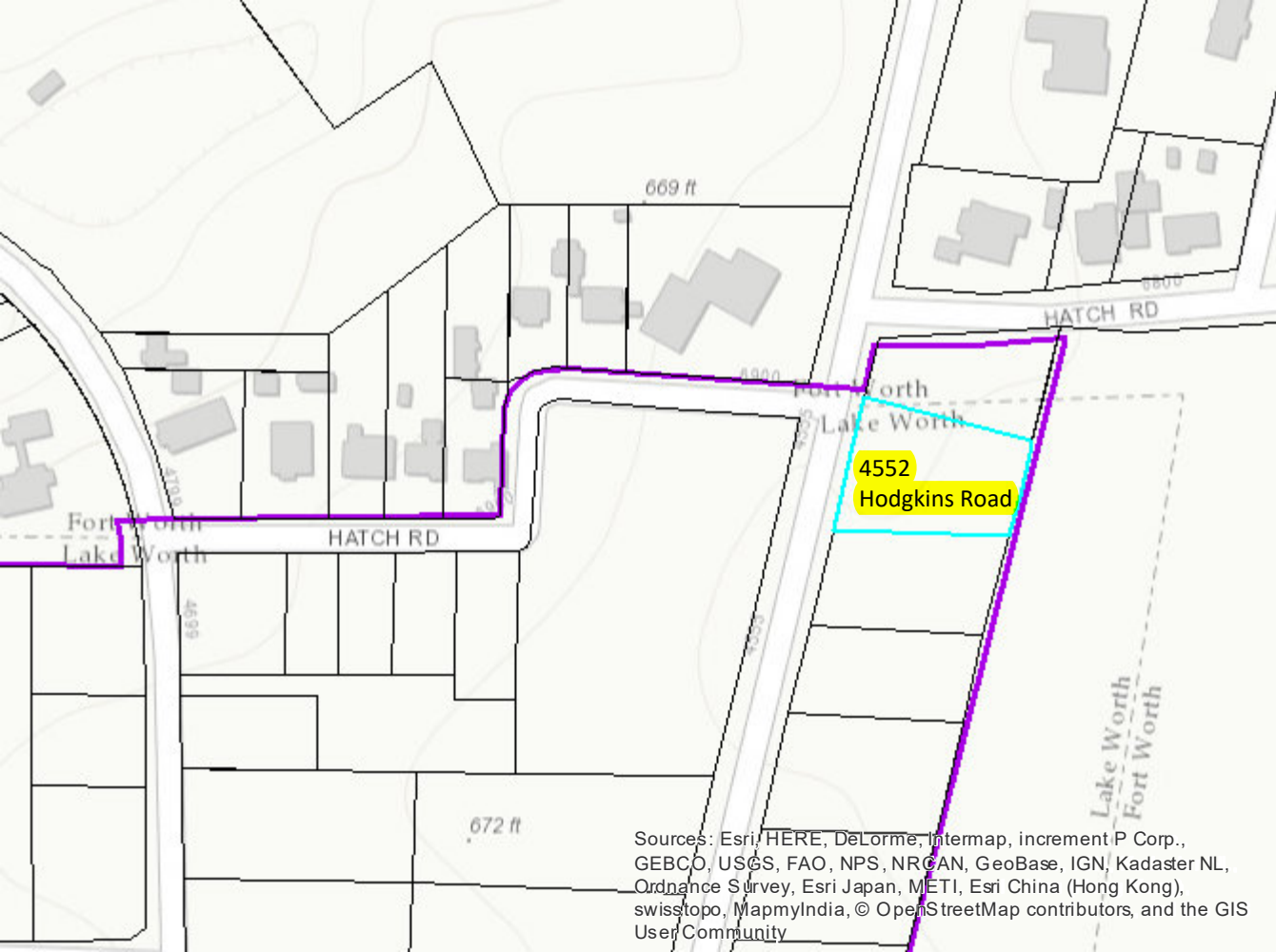
SCALE: 1"=30' / DATE: JUNE 27, 2017 / JOB NO. 1705351 / DRAWN BY: WTH

FINAL PLAT  
HODGKINS ADDITION

LOT 1, BLOCK 1

BEING A 0.338 ACRES OF LAND OUT OF THE N.B. BREEDING SURVEY, ABSTRACT NUMBER 189, IN THE CITY OF LAKE WORTH, TARRANT COUNTY, TEXAS.

Document No. \_\_\_\_\_, Date \_\_\_\_\_



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,  
GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,  
Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),  
swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS  
User Community

**CITY OF LAKE WORTH  
NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
AND CITY COUNCIL**

**FINAL PLAT REQUEST  
PLANNING & ZONING CASE #PS17-08**

You may own property within two hundred feet (200') of the property described in the notice below. The owner of the lot has made application for a preliminary plat approval. Attached you will find a map of the general location of the request. You are invited to attend and participate in the following public hearings regarding this application:

The Planning and Zoning Commission of the City of Lake Worth, Texas, will conduct the first of two public hearings at **6:30 p.m. on Tuesday, August 15, 2017**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider recommendations to the City Council regarding the proposed final plat being all of a 0.338 acre parcel of land known as Abstract 189, Tract(s) 93 & 100A, N B Breeding Survey of the records of Tarrant County, Texas. The proposed final plat's new legal description will be Block 1, Lot 1, Hodgkins Addition, commonly known as 4552 Hodgkins Road, Lake Worth, Texas. The City Council will conduct a second Public Hearing at **6:30 p.m. on Tuesday, September 12, 2017**, at Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135 to hear public comment and consider. All interested parties are encouraged to attend.

Michael Ray & Amy Jean Franks  
1527 Grand Avenue  
San Diego, CA 92109

Kallie L Ritchey  
13049 Berrywood Drive  
Keller, Texas 76244

Yolanda Munoz  
4552 Hodgkins Road  
Lake Worth, Texas 76135

Terry D Boyd  
4548 Hodgkins Road  
Lake Worth, Texas 76135

Mark Shields  
4544 Hodgkins Road  
Lake Worth, Texas 76135

Don Stuart  
4540 Hodgkins Road  
Lake Worth, Texas 76135

**CITY OF LAKE WORTH  
PUBLIC COMMENT FORM**  
*(Please type or use black ink)*

Planning & Zoning Department at 3805 Adam Grubb, Lake Worth, Texas 76135



I am **FOR** the proposed FINAL PLAT as explained on the attached public notice for Zoning Case #PS17-08.



I am **AGAINST** the proposed FINAL PLAT as explained on the attached public notice for Zoning Case #PS17-08.

Date, Time and Location of Planning & Zoning Commission Meeting: **Tuesday, August 15, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Date, Time and Location of City Council Meeting: **Tuesday, September 12, 2017 at 6:30 pm. - Lake Worth City Council Chambers, 3805 Adam Grubb, Lake Worth, Texas 76135**

Name: YOLAND MUNOZ  
(Please print)

Mailing Address: 4552 HODGKINS RD  
LAKE WORTH, TX 76135

Signature: Yoland Munoz

Date: 08.09.17

Property Address(s): 4552 HODGKINS RD  
LAKE WORTH, TX 76135

**COMMENTS:**

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PLEASE TURN IN PUBLIC COMMENT FORM NO LATER THAN  
**THURSDAY, AUGUST 10, 2017** TO BE INCLUDED IN THE AGENDA PACKET

RECEIVED

AUG 09 2017  
*SM*